

MEMO

TO: Community, Economic and Human Development Committee
FROM: Jeffrey Smith, Senior Regional Planner, (213) 236 1867, e-mail: smithj@scag.ca.gov
DATE: March 4, 2004
SUBJECT: Intergovernmental Review Activity Report – 4th Quarter 2003

Recommended Action:

Receive and File

Summary:

SCAG's Intergovernmental Review Section (IGR) is responsible for performing a consistency review for regionally significant local plans, projects and programs with policies of the Regional Comprehensive Plan and Guide and the Regional Transportation Plan.

Attached for the Committee's information is a report on IGR activity for the fourth quarter 2003. This report also provides information on the proposed potential number of dwelling units and square footage of new development based on information received by SCAG's IGR Section.

Fiscal Impact:

The staff resources necessary for Intergovernmental Review are contained within the Fiscal Year 2003 / 2004 SCAG Budget.

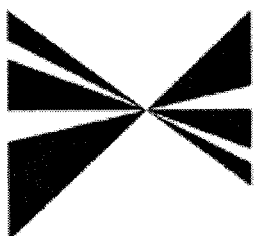
**4TH QUARTER
2003**

A QUARTERLY
SUMMARY ON IGR
SUBMITTALS AND
DEVELOPMENT
ACTIVITY IN THE
SCAG REGION

SCAG's IGR SECTION
RECEIVED, LOGGED
AND REVIEWED OVER
190 DOCUMENTS FOR
A VARIETY OF
PROJECTS, PROGRAMS
AND PLANS WITHIN THE
SIX COUNTY SCAG
REGION.

ON AVERAGE, SCAG'S
IGR SECTION
RECEIVES OVER 600
DOCUMENTS EACH
YEAR.

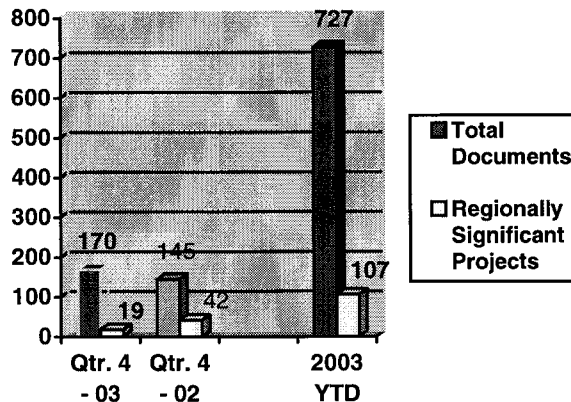
SOUTHERN CALIFORNIA

ASSOCIATION of
GOVERNMENTS

IGR BULLETIN

4TH QUARTER - 2003: IGR ACTIVITY SUMMARY

During the fourth quarter of 2003, SCAG's Intergovernmental Review Section (IGR) received, logged and reviewed 170 documents for a variety of projects, programs and plans within the six County SCAG region. This is an increase in the number of documents received for the same quarter last year. In addition, there is a slight decrease in the number of regionally significant projects.



On average, SCAG's IGR Section receives over 600 documents each year. The graph on the left illustrates the number of total documents received and the number of regionally significant projects. The following is a summary of development activity for the fourth quarter of 2003.

- Almost half of the documentation received for this quarter was from Los Angeles County. The documentation was for projects related to public facilities, residential and commercial developments.

Documentation was received on 66 projects related to commercial, industrial, mixed-use, office and residential activity. Of that total, seven projects are of regional significance. The table below shows each development type with its potential square footage and number of dwelling units. A map on page 6, shows the general location of each development type.

DEVELOPMENT TYPES	NON SIGNIFICANT PROJECTS	REG. SIGNIFICANT PROJECTS	TOTAL S.F. / DU
COMMERCIAL	953,886 s.f.	0 s.f.	953,886 s.f.
INDUSTRIAL	132,333 s.f.	1,500,000 s.f.	1,632,333 s.f.
MIXED-USE	55,580 s.f. 433 du	4,888,700 s.f. 1,380 du	4,944,280 s.f. 1,813 du
OFFICE	0 s.f.	0 s.f.	0 s.f.
RESIDENTIAL	2,816 du	7,595 du	2,215 du

- Commercial:** Staff received documentation on 17 commercial projects. Five projects represent a development potential of approximately 954,000 square feet of commercial space. No projects of regional significance were received. The majority of the new commercial development will occur in Los Angeles County.
- Industrial:** Staff received documentation on five industrial projects. Four projects represent a development potential of approximately 1,632,000 square feet. One project of regional significance was received. **The Pacific Gateway Cargo Center** will consist of approximately 1.5 million square feet of interior cargo, ground support, retail and ancillary facilities, as well as approximately one million square feet of aircraft parking areas, accessible to the proposed air cargo facilities. The proposed 105-acre Project is located within the Ontario International Airport. The majority of the new industrial development will occur in San Bernardino County.

Funding: The preparation of this report was financed in part through grants from the United States Department of Transportation - Federal Highway Administration and the Federal Transit Administration - under provisions of the Transportation Equity Act for the 21st Century (TEA-21). Additional financial assistance was provided by the California State Department of Transportation.

**4TH QUARTER
2003**

SEE PAGES 3, 4, 5 FOR
A SUMMARY OF
PROJECTS AND PAGE 6
FOR MAP OF PROJECT
LOCATIONS.

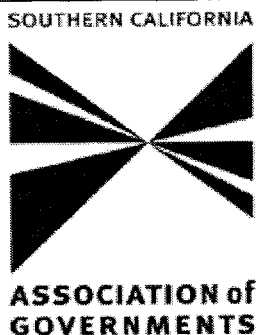
4TH QUARTER - 2003: IGR ACTIVITY SUMMARY, CONT.

- Mixed-Use:** Staff received documentation on nine mixed-use projects. Five projects represent a development potential of approximately 4,944,300 square feet of floor area along with approximately 1,810 residential units. Two projects of regional significance were received. **The Industry Business Center** considers the development of two large parcels, one on the east side of Grand Avenue that contains roughly 245-acres and one on the west side of Grand Avenue that contains approximately 347-acres in the City of Industry. The total acreage is 592. A maximum of approximately 4,146,000 net square feet of commercial and/or office space and 633,000 net square feet of industrial space could be developed in the Industry Business Center. **The Irvine Business Complex** is a the proposed mixed-use development of 1,380 dwelling units, 90,000 square feet of office uses, and 19,700 square feet of retail uses. The proposed Project is located west of the 405 Freeway, adjacent to Jamboree Road in the City of Irvine. The majority of the new mixed-use floor area will occur in Los Angeles County while the majority of residential units will be developed in Los Angeles County.
- Residential:** Staff received documentation on 35 residential projects. Twenty-seven projects represent a development potential of approximately 10,410 residential units. Four residential projects of regional significance were received. **Residential Development-SP 310** is a Specific Plan for the development of 4,427 dwelling units on 1,735-acres. The Project will also include mixed uses, commercial development, elementary schools, parks and recreational facilities, open space, a golf course and major roadways. The proposed Project is located along the east and west sides of Winchester Road (Highway 79), south of Patton Avenue and north of Keller Road, in the County of Riverside. **The Banning Bench Project** considers the development of a residential/golf course community. Proposed residential uses will consist of 774 single family residential units and 170 attached cluster homes for a total of 944 dwelling units. The proposed Project will also include a village office and commercial development component, quasi-public uses, opens space and a golf course. The proposed Project site consists of 600 acres and is located east of Sunset Avenue and north of Wilson Street, in the City of Banning. **The Citrus Heights North Specific Plan** considers the creation of a Specific Plan for the development of 803 single-family dwelling units and 425 high density attached dwelling units, for a total of 1,228 residential units. The proposed Project will also include a neighborhood shopping center, parks, detention basins and a youth sports facility. The proposed 212-acre site is located in the northwest portion of the City of Fontana. **Residential Development-SP 194** considers a Specific Plan and Amendment for the reduction of 1,154 dwelling units to 996 single-family residential units, and an increase in the amount of open space and park acreage. The proposed Project will be developed on approximately 305-acres, located in the Menifee/Sun City Zoning Area of unincorporated Riverside County.

DRAFT PROGRAM EIR FOR THE 2004 RTP

The SCAG has prepared a Draft Program Environmental Impact Report (PEIR) for the 2004 Regional Transportation Plan (RTP). The 2004 RTP is a long-range regional transportation plan that provides a blueprint to help achieve a coordinated and balanced regional transportation system in the SCAG region. Implementation of the 2004 RTP would be expected to result in significant impacts to: Land Use; Population, Employment, and Housing; Transportation; Air Quality; Noise; Visual/Aesthetic Resources; Biological Resources; Cultural Resources; Geology; Hazardous Materials; Energy; Water Resources; and Public Service and Utilities.

The Draft PEIR is available on SCAG's website at <http://www.scag.ca.gov/peir/>. Hard copies are available for review at SCAG's office in downtown Los Angeles and at major public libraries in the region (see <http://www.scag.ca.gov/peir/library.htm> for specific locations). The review period for the Draft 2004 RTP PEIR begins on **December 19, 2003**. **Written comments will be accepted until 5:00 p.m. on February 9, 2004.** Please direct written comments to Nancy Pfeffer at pfeffer@scag.ca.gov or at the address shown at left or visit our website at <http://www.scag.ca.gov>. Please include a return address and the name of a contact person in your agency, if appropriate.



SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS INTERGOVERNMENTAL REVIEW SECTION



PROJECT DEVELOPMENT SUMMARY

OCTOBER 2003 - 4TH QUARTER 2003

OCTOBER											
Sub Region	Cnty	City	Project Name	Acres	Dev. Type	No. of Units	Non Res. Sq. Ft.	SCAG Number	Reg. Sig.*	Comments	
GWCCOG	LA	Long Beach	1. Harbor Towers		MXU	246	6,000	30588	N	Mix-use residential and commercial dev.	
SGVCOG	LA	S. Pasadena	2. Residential Development		RES	1	-	30570	N	Residential development.	
GWCCOG	LA	Long Beach	3. Embassy Suites-D'Orsay Promenade		COM	-	195,000	30572	N	Hotel facility, 230 rooms and retail space.	
SBCCOG	LA	R. Palos Verdes	4. Point View Project		RES	84		30584	N	Planned residential development.	
AVCCOG	LA	Burbank	5. Home Depot Center	11.1	COM	-	139,807	30590	N	Commercial home improvement center.	
City of LA	LA	Los Angeles	6. Canyon Hills Residential Development	194	RES	280	-	30594	N	Residential development.	
ORCOG	OR	Orange County	7. Robinson Ridge Development Project	89.4	RES	203	-	30581	N	Lot development for residential project.	
WRCCOG	RIV	Riverside Co.	8. Residential Development	118	RES	419	-	30579	N	Residential development.	
SBCCOG	SB	Ontario	9. Pacific Gateway Cargo Center		IND	-	1,500,000	30575	Y	Industrial/Cargo/Business Park facility.	
SBCCOG	SB	Redlands	10. Covington Project	181	RES	88	-	30580	N	Residential development.	
VCCOG	VEN	San B'ventura	11. Saratoga Condo's/Henderson Townhms		RES	256	-	30567	N	Residential development.	
VCCOG	VEN	Oxnard	12. Rose Ranch Commercial Project		COM	-	89,199	30591	N	Retail shopping center.	
GWCCOG	LA	Long Beach	13. Olive Court Condominiums		RES	58	-	30604	N	Condo development / 15 low income units.	
LVMCCOG	LA	Hidden Hills	14. Residential Development	41.3	RES	18	-	30609	N	Residential development.	
WCCOG	LA	W. Hollywood	15. Apollo Development		MXU	180	39,440	30611	N	296 room Hotel/Res./Com. Development.	
SGVCOG	LA	Sierra Madre	16. One Carter Avenue Project	63	RES	30	-	30614	N	Residential development.	
VCCOG	VEN	Oxnard	17. Industrial Development	6.34	IND	-	30,033	30598	N	Industrial building.	
VCCOG	VEN	Oxnard	18. Sea Colony Residential Project		RES	204	-	30608	N	Sfr/Townhome/Apt. development mix.	
VCCOG	VEN	Oxnard	19. Gables at East Village Res. Project	15.31	RES	324	-	30612	N	Multi-family residential development.	

See Page 6 for Project/Development Locations

Bold: Signifies Projects of Regional Significance

* Per CEQA Guidelines Section 15206
Docs #: 94372

SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS INTERGOVERNMENTAL REVIEW SECTION



PROJECT DEVELOPMENT SUMMARY

NOVEMBER 2003 - 4TH QUARTER 2003

NOVEMBER

Sub Region	Cnty	City	Project Name	Acres	Dev. Type	No. of Units	Non Res. Sq. Ft.	SCAG Number	Reg. Sig.*	Comments
IVAG	IMP	El Centro	20. Residential Apartment Development		RES	4	-	30631	N	Four unit apartment building.
SGVCOG	LA	Sierra Madre	21. Residential Development		RES	1	-	30636	N	Residential development.
SGVCOG	LA	S. Pasadena	22. Residential Development		RES	1	-	30642	N	Single family residential development.
SGVCOG	LA	S. Pasadena	23. Residential Development		RES	3	-	30644	N	Mission style apartment building.
SGVCOG	LA	S. Pasadena	24. Residential Development		RES	1	-	30645	N	Single family residential development.
SGVCOG	LA	S. Pasadena	25. Residential Development		RES	2	-	30594	N	Two single family homes.
WRCOG	RIV	Riverside Co.	26. Residential Development	215	RES	343	-	30632	N	Lot development for residential project.
City of LA	LA	Los Angeles	27. Oxford Avenue Apartment Project	1.53	RES	225	-	30659	N	Residential apartment development.
WRCOG	RIV	Riverside Co.	28. Residential Development - SP 310	1,735	RES	4,427	-	30651	Y	Specific Plan residential development.
WRCOG	RIV	Banning	29. Banning Bench	600	RES	944	-	30652	Y	Specific Plan residential development.
CVAG	RIV	Palm Springs	30. The Springs Shopping Center	36	COM	-	360,000	30661	N	Retail/Commercial shopping center.
SANBAG	SB	R. Cucamonga	31. Henderson Creek Res. Development	97	RES	121	-	30656	N	Lot development for residential project.
SANBAG	SB	Fontana	32. Citrus Heights North Specific Plan	212	RES	1,228	-	30662	Y	Specific Plan residential development.
VCCOG	VEN	Oxnard	33. Oxnard Merchant VI Ind. Project		IND	-	35,000	30654	N	5 tilt-up industrial buildings.

See Page 6 for Project/Development Locations

Bold: Signifies Projects of Regional Significance

* Per CEQA Guidelines Section 15206
Docs #: 94372

SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS INTERGOVERNMENTAL REVIEW SECTION



PROJECT DEVELOPMENT SUMMARY

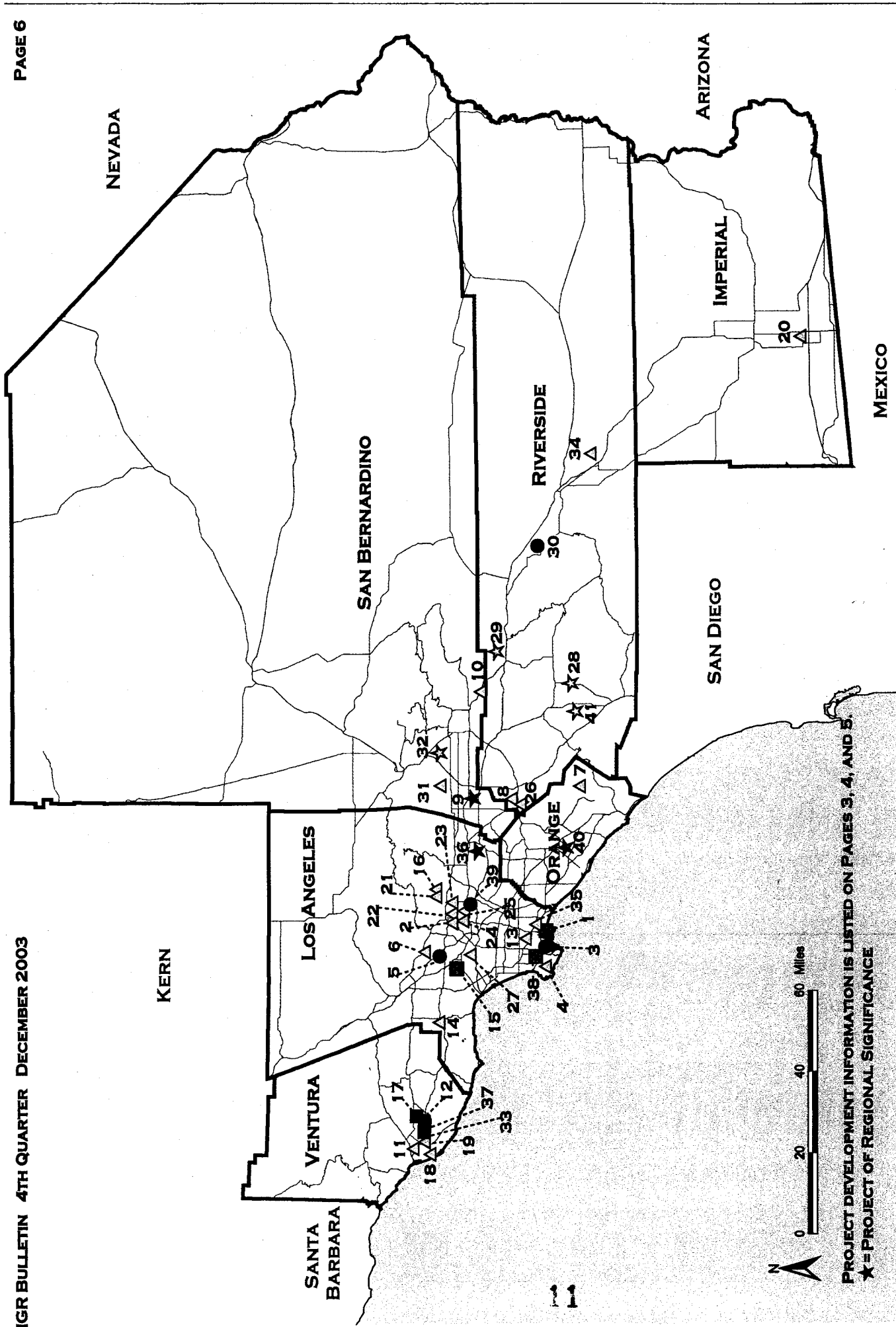
DECEMBER 2003 - 4TH QUARTER 2003

DECEMBER										
Sub Region	Cnty	City	Project Name	Acres	Dev. Type	No. of Units	Non Res. Sq. Ft.	SCAG Number	Reg. Sig.*	Comments
CVAG	RIV	Mecca	34. Mecca Mobile Home Park II		RES	60	-	30674	N	Mobile home complex - Grant funded.
GCCOG	LA	Long Beach	35. Atlantic Ave. Workforce Housing		RES	90	-	30673	N	Multi-family rental units - garden style.
SGVCOG	LA	Industry	36. Industry Business Center	592	MIX	-	4,779,000	30679	Y	Commercial/Office/Industrial development
VCCOG	VEN	Oxnard	37. Industrial Development		IND	-	67,300	30675	N	Tilt-up industrial building.
SBCAOG	LA	Lomita	38. Elite Homes		MIX	7	10,140	30700	N	7 residential units / 2 commercial buildings
SGVCOG	LA	Rosemead	39. Rosemead Commercial Retail Ctr.	24	COM	-	169,880	30711	N	Commercial center development.
OCCOG	OR	Irvine	40. Irvine Business Complex		MIX	1,380	109,700	30692	Y	Mix-use development.
WRCOG	RIV	Riverside Co.	41. Residential Development - SP 194	305	RES	996	-	30688	Y	Specific Plan residential development.

See Page 6 for Project/Development Locations

Bold: Signifies Projects of Regional Significance

* Per CEQA Guidelines Section 15206
Docs #: 94372



PROJECT DEVELOPMENT INFORMATION IS LISTED ON PAGES 3, 4, AND 5.
★ = PROJECT OF REGIONAL SIGNIFICANCE

PROJECT DEVELOPMENT LOCATIONS - 4TH QUARTER 2003

- COMMERCIAL
- INDUSTRIAL
- ◆ MIXED-USE
- OFFICE
- △ RESIDENTIAL
- ☆ REGIONALLY SIGNIFICANT (COLOR DENOTES DEVELOPMENT TYPE)



SOUTHERN CALIFORNIA
ASSOCIATION OF GOVERNMENTS

**4TH QUARTER
2003****4TH QUARTER — 2003: IGR ACTIVITY**

QUARTERLY ACTIVITY	1ST QTR.	2ND QTR.	3RD QTR.	4TH QTR.
TOTAL DOCUMENTS RECEIVED	191	174	192	170
REG. SIG. PROJECTS REVIEWED	22	32	34	19

DOCUMENT TYPE	ALL DOCUMENTS	REG. SIG. DOCUMENTS
NOP	47	9
DRAFT EIR	40	9
EA	11	1
ND	35	0
MND	17	0
PERMIT	17	0
FEDERAL GRANTS	3	0
TOTAL	170	19

DEVELOPMENT TYPE	ALL PROJECTS	REG. SIG. PROJECTS
COMMERCIAL	17	0
GENERAL PLAN	13	3
INDUSTRIAL	5	1
MIXED-USE	9	4
OFFICE	0	0
PUBLIC FACILITIES	82	4
RESIDENTIAL	35	5
TRANSPORTATION	9	2
TOTAL	170	19

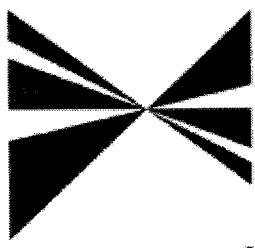
PROJECTS BY COUNTY	ALL PROJECTS	REG. SIG. PROJECTS
IMPERIAL	5	0
LOS ANGELES	76	8
ORANGE	19	4
RIVERSIDE	36	4
SAN BERNADINO	20	3
VENTURA	12	0
OTHER /OUTSIDE SCAG	2	0
TOTAL	170	19

INTERGOVERNMENTAL REVIEW

SCAG's Intergovernmental Review (IGR) Section is part of the Environmental Division, within Department of Planning and Policy. The IGR Section is responsible for performing consistency review of regionally significant local plans, projects and programs with regional plans as outlined in SCAG's *Intergovernmental Review Procedures Handbook*. Projects are reviewed for consistency with the Regional Comprehensive Plan and Guide (RCPG) and the Regional Transportation Plan (RTP). A determination is made of the appropriate RCPG and RTP core and ancillary policies that apply to the specific project being reviewed. Project documents are reviewed and an assessment is made on whether the project is consistent with or supports those specific policies.

FUNDING: THE PREPARATION OF THIS REPORT WAS FINANCED IN PART THROUGH GRANTS FROM THE UNITED STATES DEPARTMENT OF TRANSPORTATION — FEDERAL HIGHWAY ADMINISTRATION AND THE FEDERAL TRANSIT ADMINISTRATION — UNDER PROVISIONS OF THE TRANSPORTATION EQUITY ACT FOR THE 21ST CENTURY (TEA-21). ADDITIONAL FINANCIAL ASSISTANCE WAS PROVIDED BY THE CALIFORNIA STATE DEPARTMENT OF TRANSPORTATION.

SOUTHERN CALIFORNIA

ASSOCIATION of
GOVERNMENTS

818 WEST 7TH STREET
12TH FLOOR
LOS ANGELES, CA
90017-3435

PHONE:
(213) 236-1800

FAX:
(213) 236-1962

WE'RE ON THE WEB!

SEE US AT:

WWW.SCAG.CA.GOV